

**Washington County Land Use Authority Meeting
February 26, 2013**

The Washington County Land Use Authority Meeting was held Tuesday, February 26, 2013 in the Council Chambers of the Washington County Administration Building located at 197 E. Tabernacle, St. George, UT. The meeting was convened at 1:30 p.m. by Chairman Doug Wilson.

Commissioners present: JoAnn Balen, Julie Cropper, Mike Stucki, and Kim Ford.

Excused: Deborah Christopher, Rick Jones, and Dave Everett.

Staff present: Scott Messel, Planning & Zoning Administrator; Kurt Todd Edwards, County Engineer; Eric Clark, Deputy Attorney; Denny Drake, County Commissioner; Kim Hafen, County Clerk; and Doreen Bowers-Irons, Planning Secretary.

Chairman Wilson welcomed and thanked everyone for attending. He led the Pledge of Allegiance, after which, he explained meeting protocol.

I. CONDITIONAL USE PERMIT. Review Conditional Use Permit for the “Dixie Classic 2013” Bike Race to take place in bicycle race event to take place in Washington County on March 1, 2013; Jordan Bracken/Dixie State University, applicant.

The applicant was not present and Mr. Messel stated the applicant called just before the meeting and stated he had to be at another meeting with the City of St. George and didn’t know if he would be here in time.

Motion: Commissioner Stucki MOVED to table the item until the end of the meeting to allow the applicant to attend. Commissioner Cropper SECONDED. The motion carried with all five (5) Commissioners voting in favor.

The applicant, Jordan Bracken was not in attendance. Commissioner Balen stated the race is scheduled to take place this upcoming weekend and therefore the commission should act on it for it to be in compliance. The commission concurred and moved forward with the item.

Mr. Messel stated The Dixie State College Cycling Club has applied for a conditional use permit for the 2013 Dixie Classic. The two day event will take place on March 1 and 2, 2013. There are 2 events. The event on March 1st will start at 1:00 p.m. at Dixie State and will not have any impact on Washington County roads or facilities. The second event will beheld at 9:30 a.m. n March 2nd at the Santa Clara City Hall. The event will start and finish at this location. The event will go up Highway 91 into Veyo turning left on Highway 18, turning right onto Pine Valley Highway heading to Pine Valley where the racers will turn around and ride back. The third event will start at 2:30 p.m. on March 2nd, also starting and finishing at the Santa Clara City Hall. This event will go up Highway 91 and back. The sheriff’s office is aware of this event. Traffic will not be stopped on any Washington County Roads. The proceeds will go to the flood victims in Santa Clara.

Mr. Messel reported that he and Mr. Clarke, County Attorney, have been in contact with the applicant. This is the first race he has been in charge of and didn’t realize he needed the conditional use permit. They have complied with the insurance certificate and the other items on the checklist. He recommended that the commission approve the conditional use permit for the race.

The commission and staff discussed the event and the route. The commission was concerned there were not any restroom facilities along the route and requested a minimum of one (1) port-a-pottie to be located in Pine Valley, Veyo and Gunlock for the race.

Motion: Commissioner Ford MOVED to approve for one year the Conditional Use Permit Extension for the "Dixie Classic 2013" Bike Race to take place in bicycle race event to take place in Washington County on March 1, 2013 with the condition that one (1) port-a-pottie be provided in Veyo, Gunlock, and Pine Valley; Jordan Bracken/Dixie State University, applicant. Commissioner Stucki SECONDED. The motion carried with all five (5) Commissioners voting in favor.

II. CONDITIONAL USE PERMIT. Review a Conditional Use Permit for the Veyo Culinary Water District new pump house to be located in Brookside on Cottonwood Drive; Veyo Culinary Water Association, applicant.

Mr. Messel reported the Veyo Culinary Water Association has submitted building plans for a new pump house for their culinary water system. The proposed pump house will be located in Brookside on Cottonwood Drive, which is in the RE-40.0 zone. Ordinance 10-8D-3 (Residential Estate) zone lists Public Utilities as a Conditional Use. The applicants are requesting that conditional use for the new pump house.

Slade Hughes reported on why they are building the new pump house, which was due to a flood in the area. They will also be upgrading the water lines.

Todd Edwards this will be a nice project when completed. They are upsizing line in existing right-of-ways. The county has no issues with the project.

A discussion with questions and answers on the project took place that included future access, lighting, types of upgrades, which were better fire flow lines and new hydrants, replacing of leaking water lines.

Motion: Commissioner Stucki MOVED to approve the Conditional Use Permit for the Veyo Culinary Water Association new pump house to be located in Brookside on Cottonwood Drive; Veyo Culinary Water Association, applicant, for one year. Commissioner Balen SECONDED. The motion carried with all five (5) Commissioners voting in favor.

Commissioner Stucki moved to adjourn the meeting at 2:00 p.m.

Doreen Bowers-Irons, Planning Secretary
Approved: 12 March 2013